

Memorandum

Date: June 12, 2025

To: West Linn Planning Commission

From: Darren Wyss, Planning Manager

Subject: West Linn Waterfront Project

At its June 18, 2025, meeting the Planning Commission will receive an update on the West Linn Waterfront Project and the upcoming process to adopt the Waterfront Vision Plan.

Background & Discussion

The [West Linn Waterfront Project](#) will develop a preferred community vision plan for the lands along the Willamette River from I-205 to the Willamette Neighborhood and the framework to implement that vision. The goal is to find consensus on future land uses and activities along the river, as well as make any necessary changes to the transportation network, zoning, and development codes; and establish a financial plan to support investment in the area.

The first phase of the project was conducted from 2016 to 2019 through a series of community engagement events that resulted in dividing the planning area into three districts (Historic City Hall District, Cultural Heritage District, and Pond District), establishing [Guiding Principles](#) for the project, identifying the preferred transportation improvements at Willamette Falls Drive and Hwy 43 (adopted as part of the [Willamette Falls Drive Concept Plan in 2021](#)), and getting initial feedback on preferred land use in the districts. Please see Appendix A linked below for more information on outreach efforts and feedback.

The West Linn Waterfront Project Guiding Principles:

1. Reinvestment Opportunities
2. Transportation Improvements
3. River Access
4. Historic Character

After a hiatus due to COVID, the project started back up with the City Council budgeting funds to hire a consultant team to assist with the project. The second phase began in 2023 when City Staff and Toole Design Group developed a Draft Community Vision Plan based on the prior work. The project team then spent Spring 2024 presenting that plan to the community through a series of public events, meetings with civic groups, and conducting an online survey to glean feedback. The goal of the engagement was to confirm that the proposed vision plan is

consistent with current community desires. Please see Appendix A linked below for more information on outreach efforts and feedback.

The project team then spent Summer 2024 updating the Draft Community Vision Plan to align with the feedback from the engagement efforts. The City Council appointed Waterfront Working Group, tasked to review and propose revisions to draft documents and make final recommendations, discussed the Draft Community Vision Plan at a meeting in September 2024. The Working Group has met five times and has also reviewed the Market Trend Analysis, Community Engagement Summary, and Land Use Policy and Regulatory Analysis. The group will meet one last time in July to review a transportation analysis and an implementation/finance plan. All Waterfront Working Group meeting materials, videos, and summary notes are linked from the [West Linn Waterfront Project webpage](#).

Staff and the consultant team completed final check-ins with stakeholders and property owners to get comments on the Draft Community Vision Plan as updated. Edits were made and the document was posted for review from the community via an online survey asking for level of agreement that the plan accurately reflects the community vision. The survey was open from December 18, 2024 to January 31, 2025. Results of the survey (attached and also linked below) showed:

	Strongly/Somewhat Agree	Neutral	Strongly/Somewhat Disagree
Overall Vision Plan	66.0	4.9	29.1
Historic City Hall District Vision	70.6	5.2	24.2
Historic City Hall District Map Visuals	66.4	9.3	24.3
Cultural Heritage District Vision	74.2	7.0	18.8
Cultural Heritage District Map Visuals	71.3	10.3	18.4
Pond District Vision	67.2	5.6	27.2
Pond District Map Visuals	61.3	9.2	29.5

Some final clean-up of the Community Vision Plan is currently taking place and the project team is working on responses to all the comments that have been received from the Working Group, stakeholders, and community. The Final Draft Waterfront Community Vision Plan will be presented to the Working Group in July. Additional engagement will take place during Summer 2025, including:

- Outreach at the Farmer's Market
- Two open houses
- Neighborhood Association and civic group presentations

The project team will bring the Final Draft Waterfront Community Vision Plan forward for adoption in Autumn 2025. The tentative schedule:

- Planning Commission Work Sessions – July 16 and August 20, 2025
- Planning Commission Public Hearing – September 17, 2025
- City Council Work Sessions – October 6 and 20, 2025
- City Council Public Hearing – November 10, 2025

After adoption of the Waterfront Community Vision Plan, staff will begin implementation work by analyzing appropriate zoning changes, development code amendments, and design standards for the West Linn Waterfront Project.

If you have any questions about the project or the materials, please reach out me at dwyss@westlinnoregon.gov or 503-742-6064.

Attachments

1. [Vision Plan January 2025 Survey Results](#)
2. [West Linn Waterfront Vision Plan](#) (link only)
3. [West Linn Waterfront Vision Plan Appendix A](#) (link only)
4. [West Linn Waterfront Vision Plan Appendix B](#) (link only)
5. [Draft Policy and Regulatory Recommendations](#) (link only)

West Linn Waterfront Vision Plan - Final Review Survey

SURVEY RESPONSE REPORT

13 February 2024 - 30 January 2025

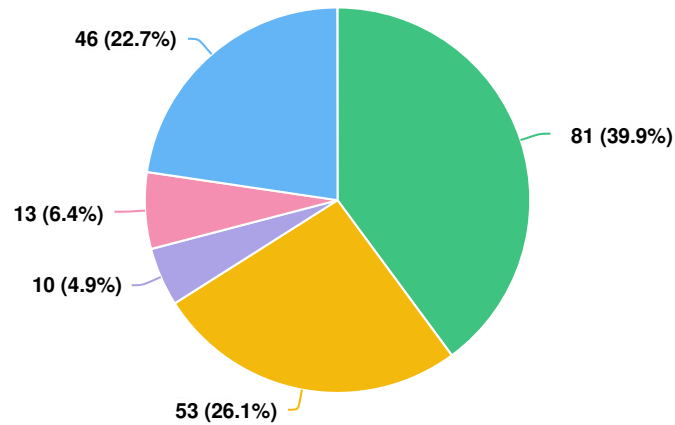
PROJECT NAME:

West Linn Waterfront Project



SURVEY QUESTIONS

Q1 | The overall Vision Plan accurately captures the community's goals and priorities for the future of the Waterfront area, inc...



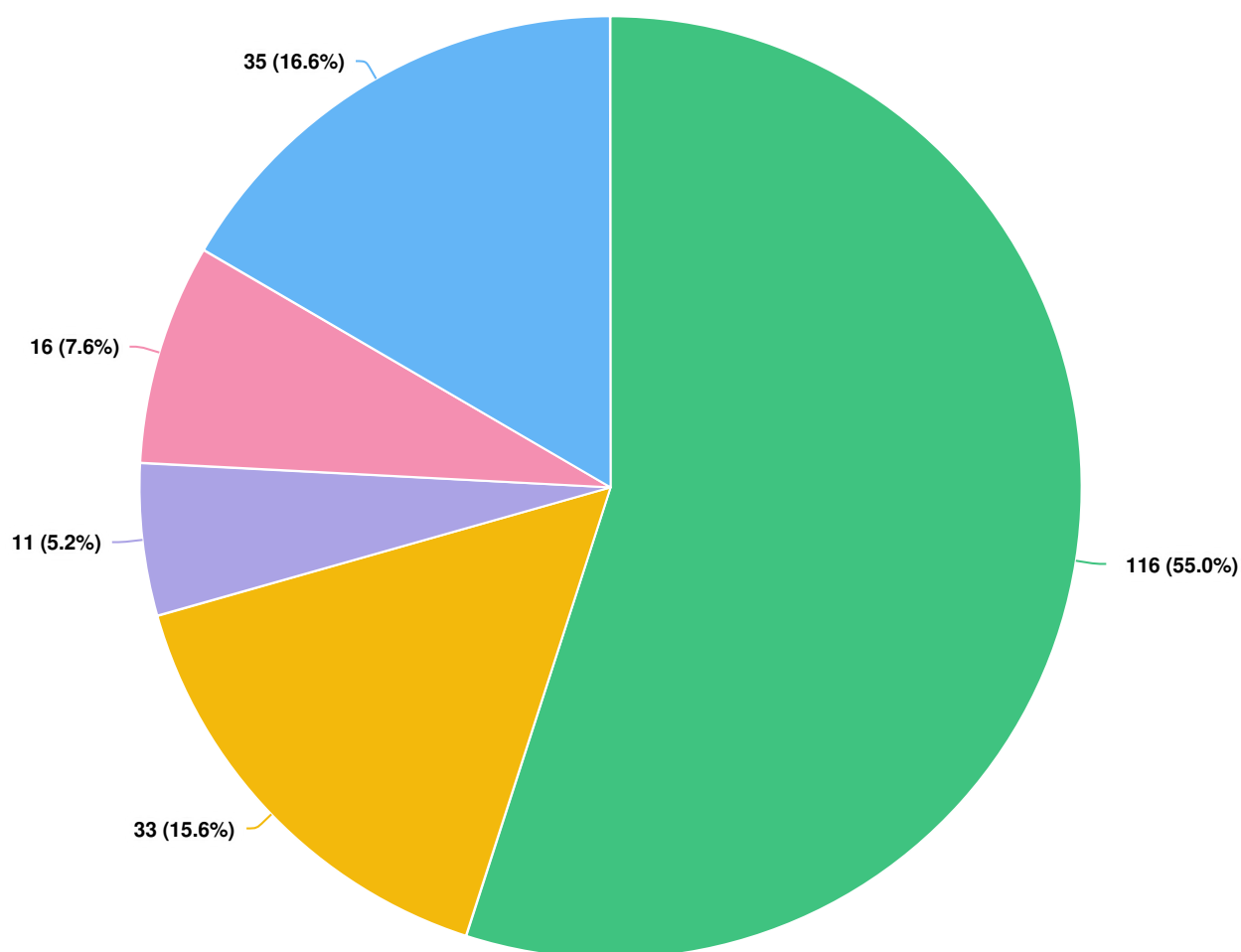
Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (203 response(s), 18 skipped)

Question type: Dropdown Question

Q2 Community feedback for the Historic City Hall District vision is for higher density, active, and diverse land uses centered around a “main street” and signature public spaces. A place for the community to gather or live and enjoy the Willamette Riv...



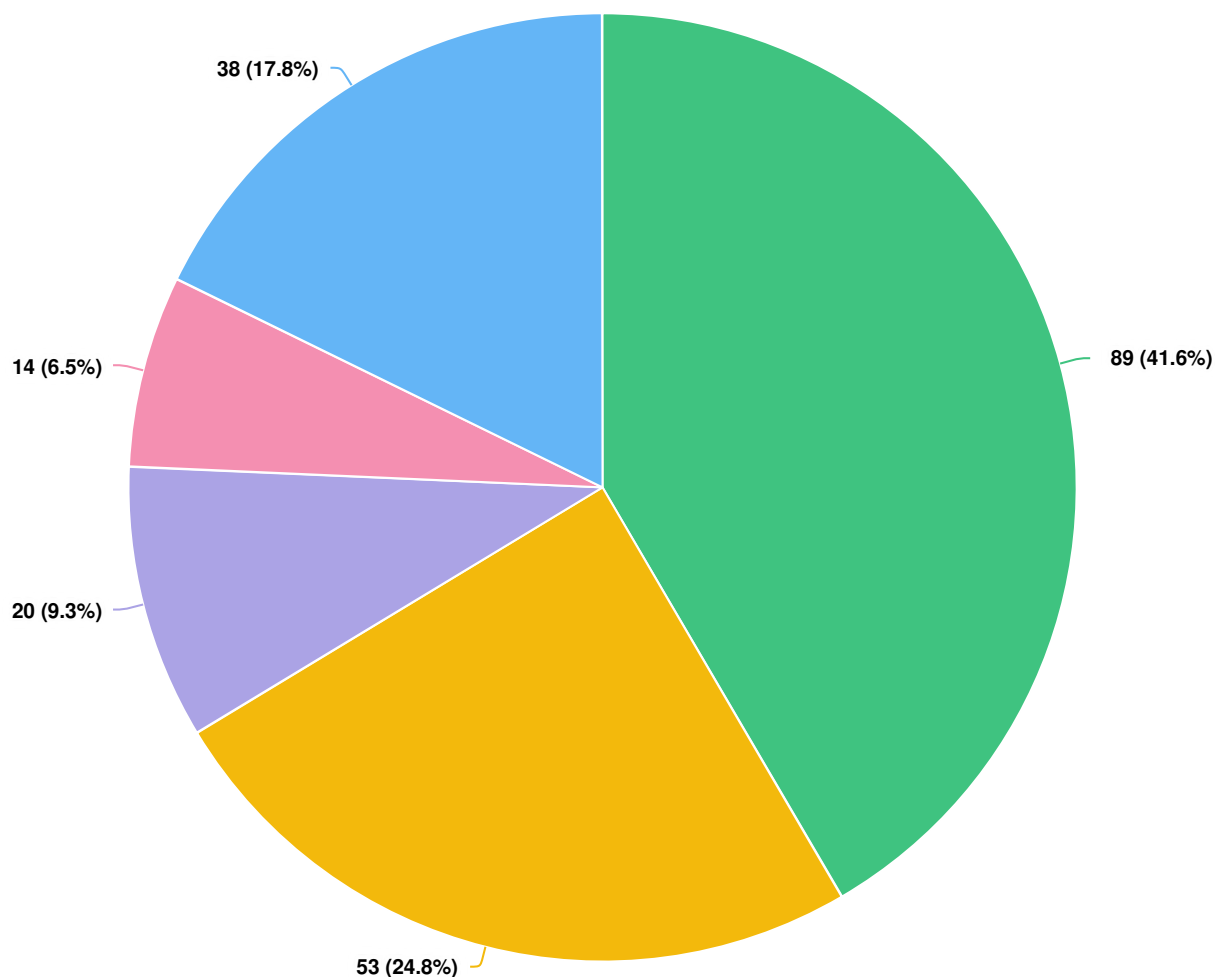
Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (211 response(s), 10 skipped)

Question type: Dropdown Question

Q3 The visual depiction of the Historic City Hall District vision is understandable and captures the potential future of the district.



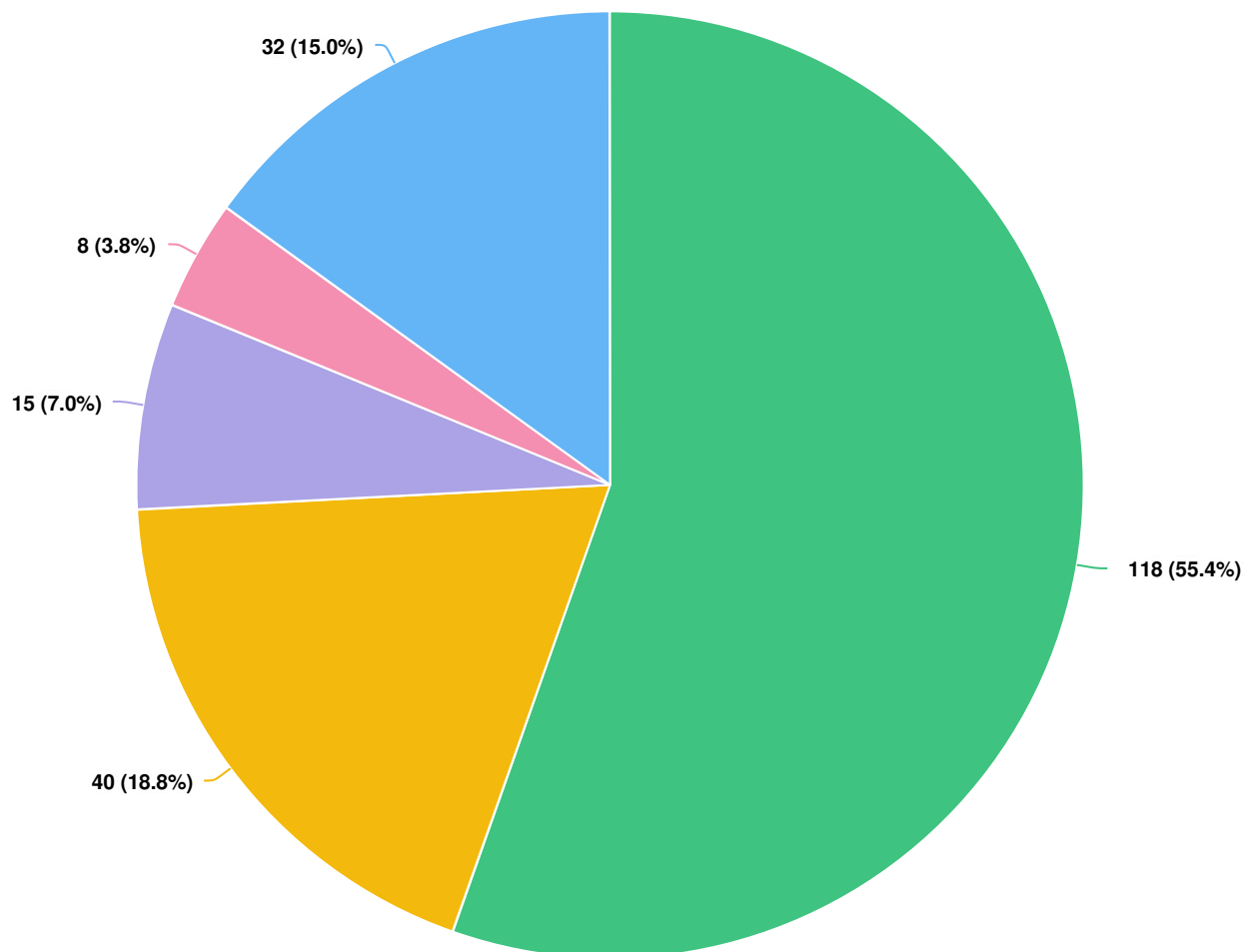
Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (214 response(s), 7 skipped)

Question type: Dropdown Question

Q4 Community feedback for the Cultural Heritage District vision is centered on Willamette Falls, elevating indigenous culture, and celebrating the area's industrial heritage. Visual and physical access to the falls, tourism, and redevelopment opportun...



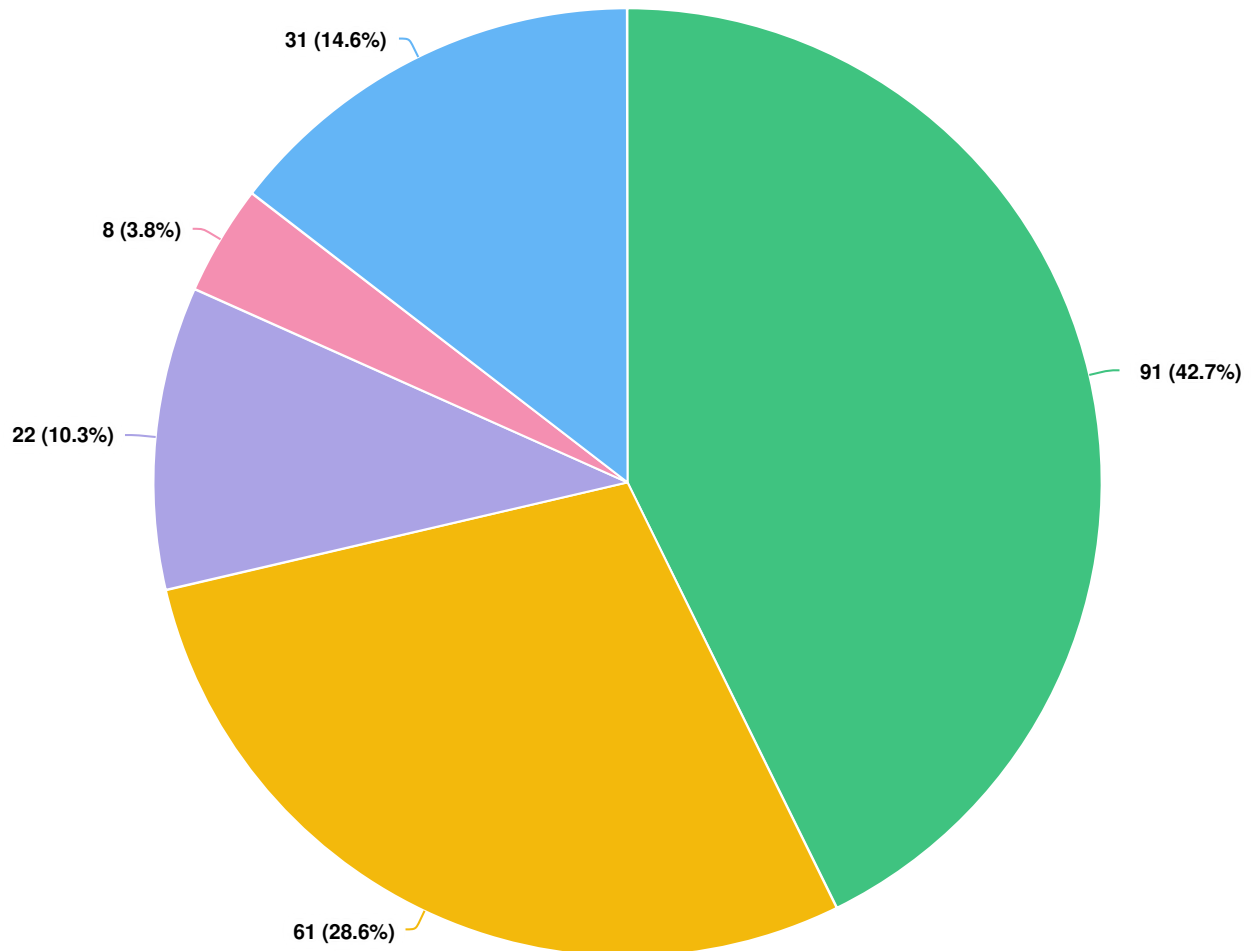
Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (213 response(s), 8 skipped)

Question type: Dropdown Question

Q5 | The visual depiction of the Cultural Heritage District vision is understandable and captures the potential future of the district.



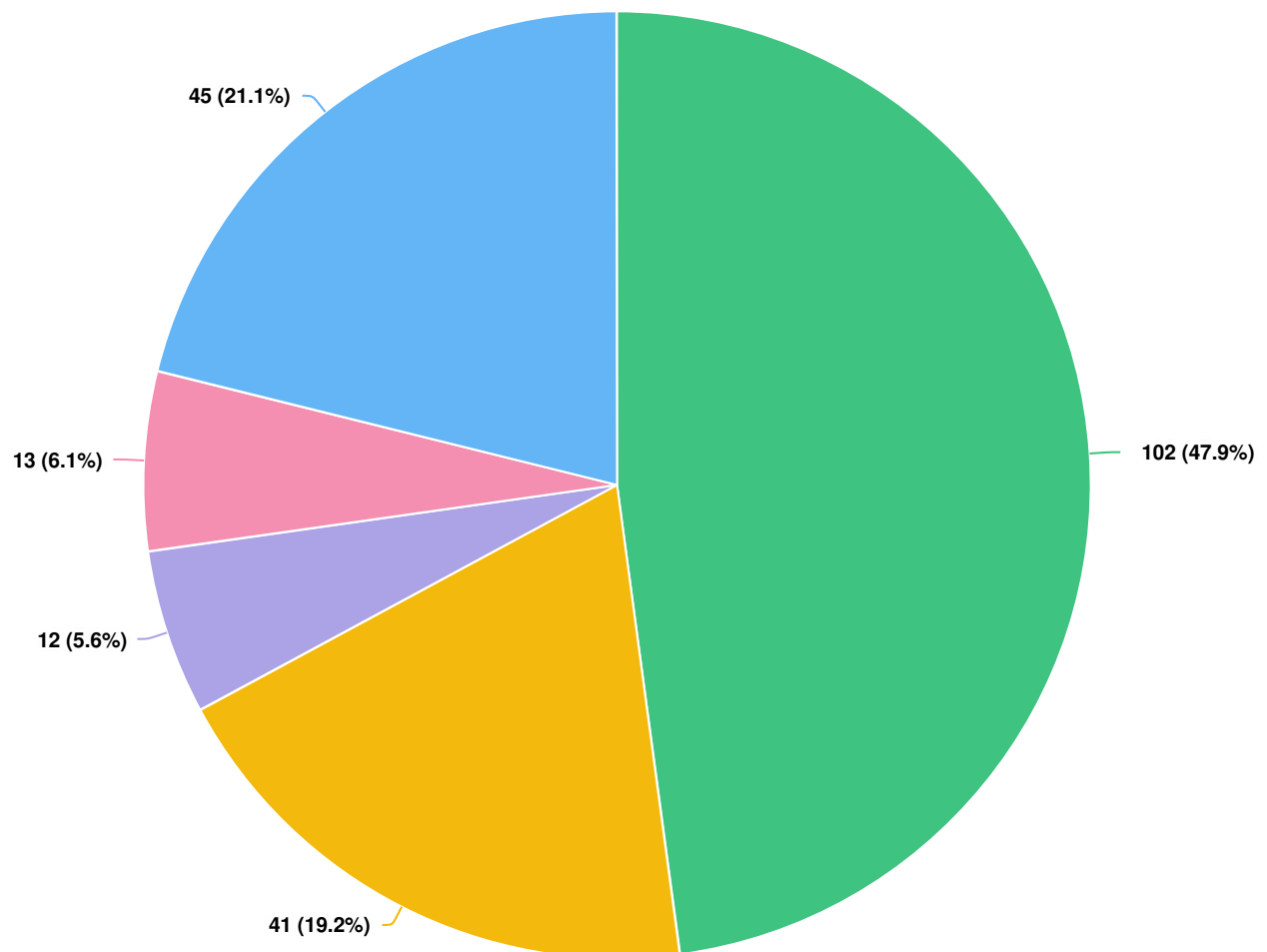
Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (213 response(s), 8 skipped)

Question type: Dropdown Question

Q6 Community feedback for the Pond District vision is preservation and rehabilitation of natural areas, access to the river and trails, and appropriately scaled, lower intensity development. The district is seen as a key recreational area that contrib...



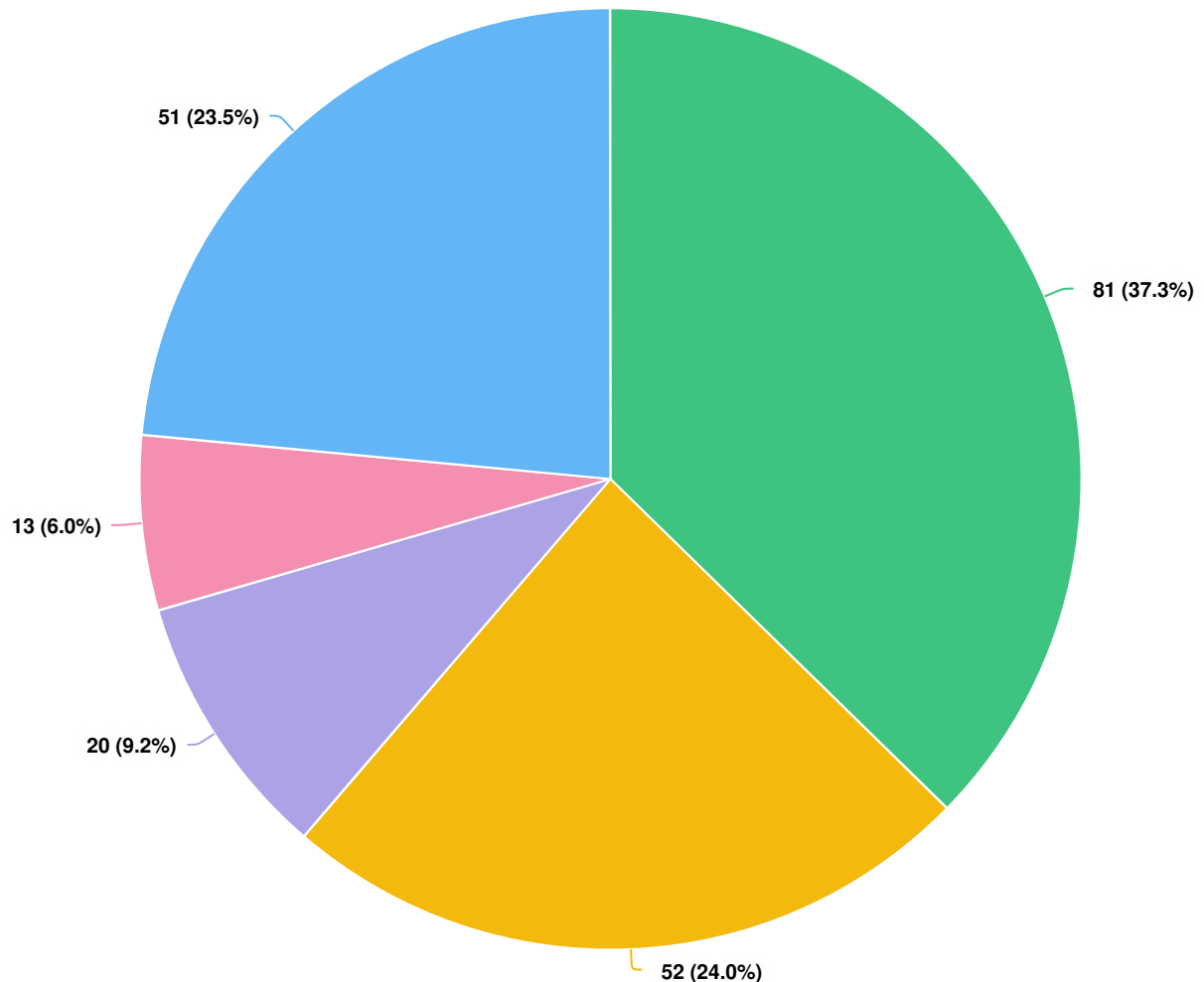
Question options

Strongly Agree Somewhat Agree Neutral Somewhat disagree Strongly disagree

Optional question (213 response(s), 8 skipped)

Question type: Dropdown Question

Q7 | The visual depiction of the Pond District vision is understandable and captures the potential future of the district.



Question options

Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Optional question (217 response(s), 4 skipped)

Question type: Dropdown Question